

PLUS 2007-08-09
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: School Site

2. Location 0 GREEN GIANT RD
TOWNSEND, DE 19734

3. Parcel Identification #: 1401100003

4. County or Local Jurisdiction Name: Middletown

5 Owner's Name: Appoquinimink School District

Address: 118 S. Sixth Street

City: Odessa

State: DE

Zip: 19730

Phone: 302-376-4124

Fax: 302-378-5155

Email: bob.hershey@appo.k12.de.us

3. Applicant's Name: Same as above

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

4. Project Designer/Engineer: Landmark Engineering

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

5. Please Designate a Contact Person, including phone number, for this Project: Bob Hershey 376-4125

Information Regarding Site:	
6. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision <input type="checkbox"/> School Site Feasibility	
7. Brief Explanation of Project being reviewed: Site reviewed for the construction of a middle or elementary school	
8. Area of Project(Acres +/-): 30	
9. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
10. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. No	
11. Present Zoning: school site	12. Proposed Zoning: same
13. Present Use: Farm Land	14. Proposed Use: school site
15. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: 16. Farm Land	
17. Comprehensive Plan recommendation: Middletown – school site If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Middletown Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? Unknown at this time How will this demand be met?	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Middletown	
20. If a site plan please indicate gross floor area: Approximately 100,000 Sq Ft	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use N/A	
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

<p>23. If residential, please indicate the following: Number of renter-occupied units: Number of owner-occupied units:</p> <p>Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input type="checkbox"/> First-time homebuyer – if checked, how many units <input type="checkbox"/> Move-up buyer – if checked, how many units <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)</p>	
<p>24. Present Use: % of Impervious Surfaces: 0% Square Feet:</p>	<p>Proposed Use: % of Impervious Surfaces: 19% Square Feet: 250,000</p>
<p>27. What are the environmental impacts this project will have? None</p> <p>How much forest land is presently on-site? None How much forest land will be removed?</p> <p>Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Recharge potential maps are available at Kent County http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf Sussex County http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources. http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm</p> <p>Does it have the potential to impact a sourcewater protection area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map.</p>	
<p>29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No To be determined</p> <p>Are the wetlands: <input type="checkbox"/> Tidal Acres <input type="checkbox"/> Non-tidal Acres</p> <p>If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts:</p> <p>Will there be ground disturbance within 100 feet of wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) unknown</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No unknown</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unknown – to be determined</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: unknown at this time</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres Square Feet Open space location unknown at this time</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation, storm water management</p> <p>Where is the open space located? unknown at this time</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No School</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input type="checkbox"/> No Unknown at this time</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1000

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.
This parcel connects to Green Giant Road.

40. Will the street rights of way be public, private, or town? Town

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

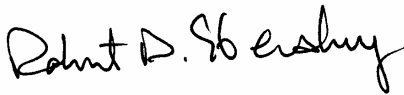
Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: Construction could begin as early as Spring of 2008

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



Signature of property owner
Same as above.

____7/30/2007
Date

Signature of Person completing form
(If different than property owner)

Date










Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.




Preliminary Land Use Service (PLUS)

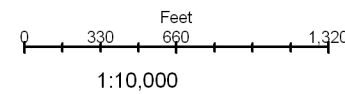
Appoquinimink School District

2007-08-09

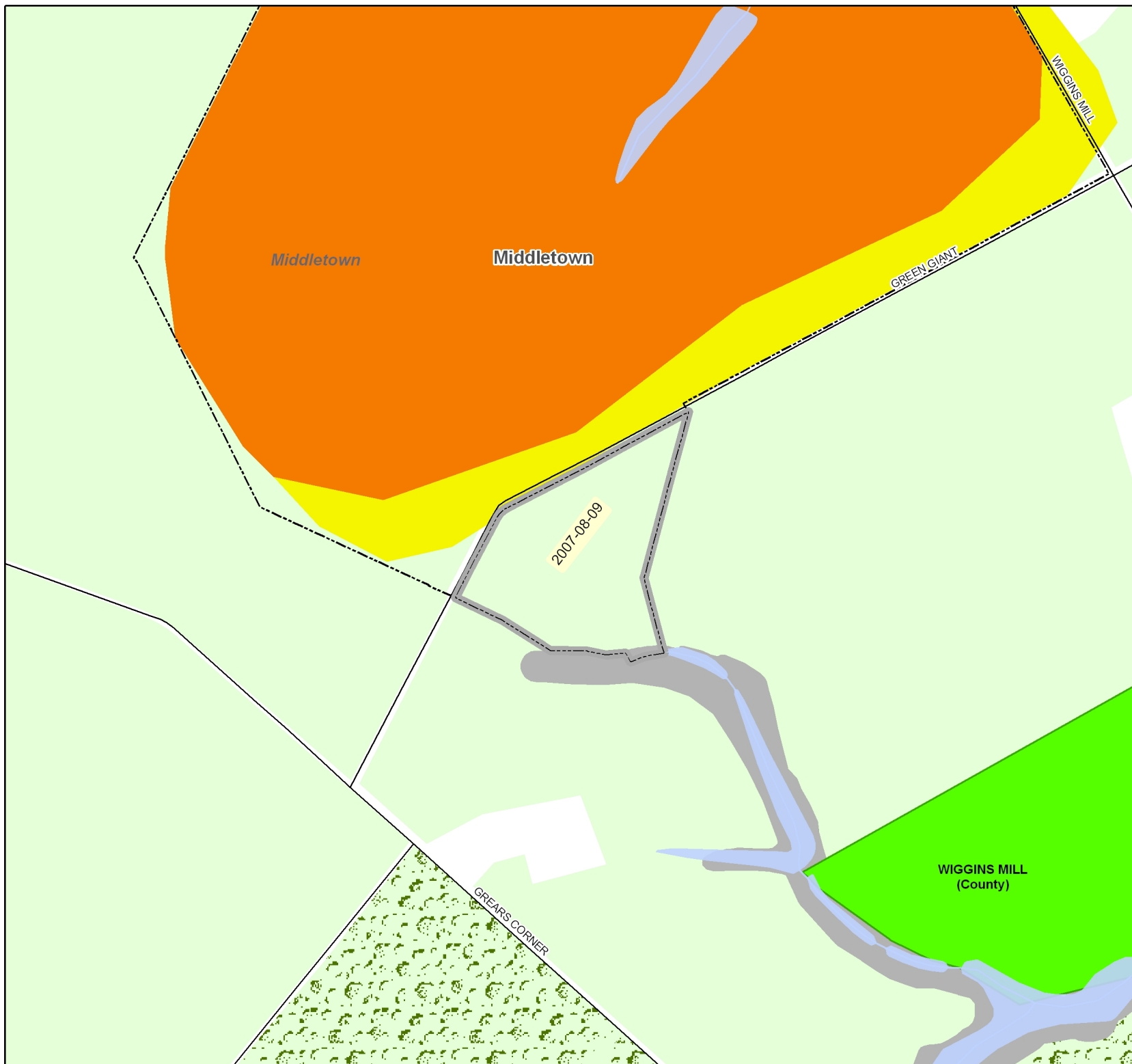
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



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www.state.de.us/planning

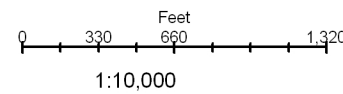


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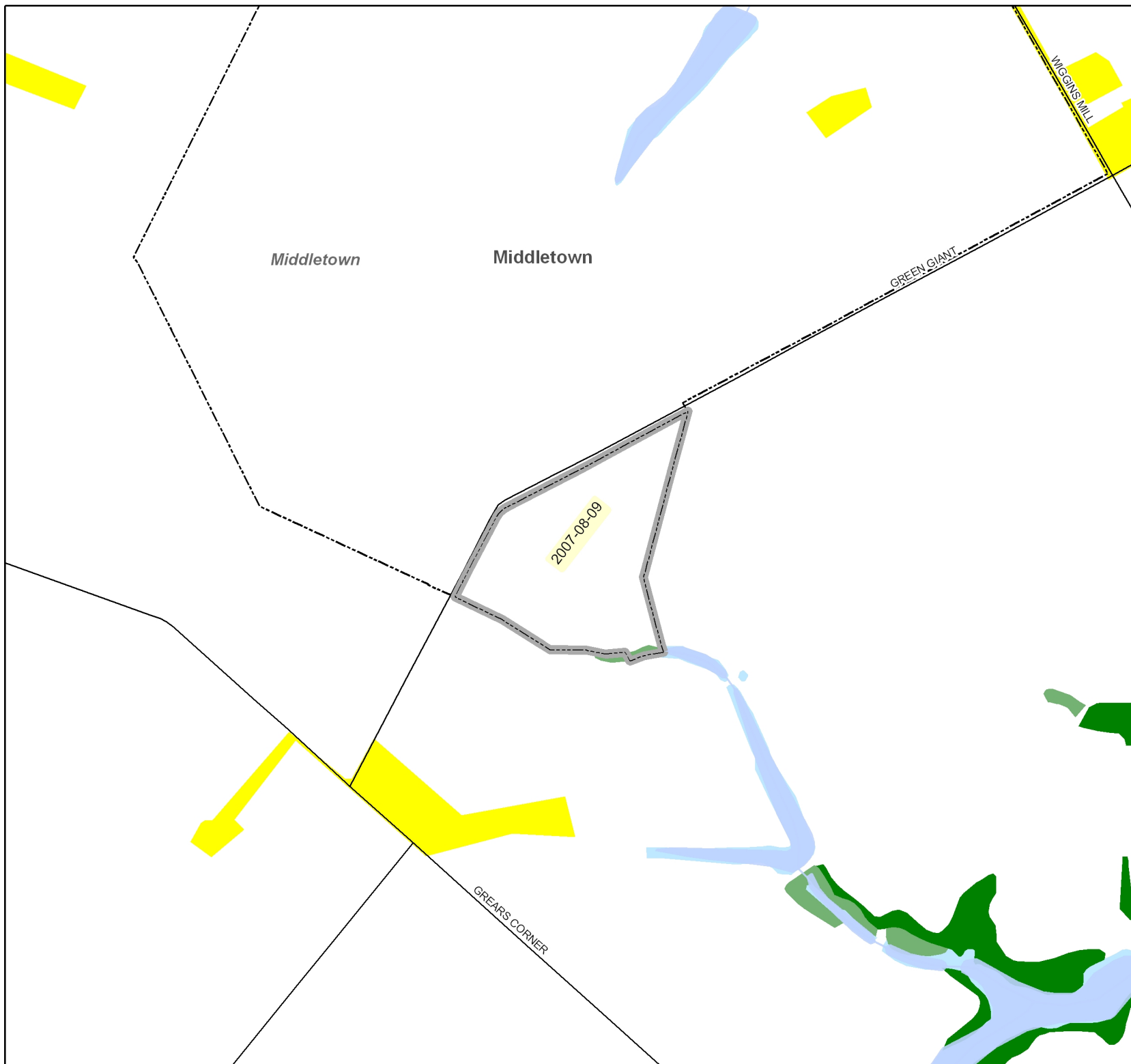
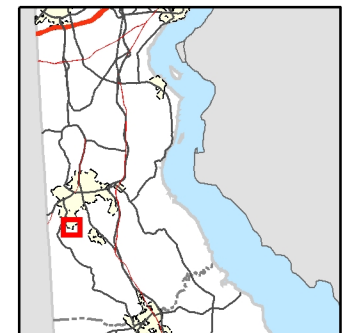
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-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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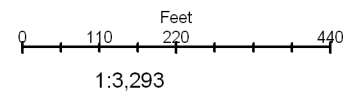
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Middletown

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GREEN GIANT



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